

MAINE REAL ESTATE TAX-Paid

Return to:

DLN: 1001540005705

Glen Gervais
123 Christopher Road
North Yarmouth, ME 04097

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That I, **Stephen E. Mardigan**, of 460 Baxter Boulevard, Portland, ME 04103, for consideration paid, grant to **Glen Gervais**, of 123 Christopher Road, North Yarmouth, ME 04097, with WARRANTY COVENANTS:

SEE ATTACHED EXHIBIT A.

MEANING and INTENDING to describe and convey a portion of the premises conveyed to the grantor herein by deed of S & T Enterprises, Inc. dated 6/11/1997 and recorded at Book 13283, Page 104 in the Cumberland County Registry of Deeds. Also see Corrective Quitclaim Deed of Stephen E. Mardigan dated 10/15/2015 and recorded at Book 32699, Page 248 of said Deeds. See also 2nd Corrective Deed of even date herewith and recorded just prior to this deed.

Executed this 14 day of December, 2015.

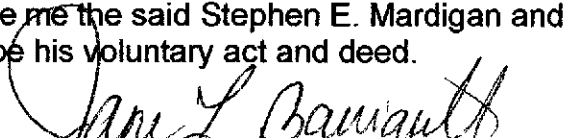


Stephen E. Mardigan

State of Maine
County of Cumberland

12/14 /2015

Then personally appeared before me the said Stephen E. Mardigan and acknowledged the foregoing to be his voluntary act and deed.



Notary Public/Attorney at Law
Commission expiration:
Jane L. Barriault
Attorney at Law



EXHIBIT A

A certain portion of a lot or parcel of land situated on the westerly side of Humboldt Street and the southerly sideline of Marlborough Road, in the City of Portland, County of Cumberland and State of Maine, being more particularly described as follows:

Beginning at the intersection formed by the westerly sideline of Humboldt Street and the southerly sideline of Marlborough Street, said intersection marking the most northeasterly property corner of the herein described portion of a lot now or formerly owned by the herein grantor, Stephen E. Mardigan as described in a deed recorded in the Cumberland County Registry of Deeds (the Registry) in Deed Book 13283, Page 104;

Thence, following a bearing based upon the Maine West Zone following the westerly sideline of said Humboldt Street, South 12-00'-00" East, a distance of 55.98 feet to the land now or formerly of 7H LLC as described in a deed recorded in the Registry in Deed Book 30008, Page 099;

Thence, by and along the land of said 7H LLC, South 78-02'-45" West, a distance of 57.87 feet;

Thence, continuing by and along the land of said 7H LLC the following courses and distances;

South 54-13'-36" West, a distance of 50.19 feet;

South 48-21'-42" West, a distance 37.24 feet to the property line of the other land of the herein grantor;

Thence, by and along the land now or formerly of the herein grantor, North 33-48'-37" West, a distance of 104.41 feet to the southerly sideline of Marlborough Street;

Thence, by and along the southerly sideline of Marlborough Street, North 76-53'-45" East, a distance of 128.02 feet to the Point of Beginning.

This description is based upon a survey and plan thereof titled " Existing Conditions Survey of Vacant Land on Humboldt, Marlborough and Van Vechten Streets Portland, Maine prepared for Custom Homes of Maine by Robert T. Greenlaw PLS of Old Orchard Beach, Maine, said plan is was not recorded at the time of this description.

S. M. 